From: Edwin Lopacki - WPIB
To: Mike Wyatt - WPMABE
Cc: Ron Allard - WPMABE; Mark Stadsklev - WPRA; Joshua Hill; Danny Mapili - WPD-C; Philip Mudd; Logan Gallagher - WPRA
Subject: Re: FERC - Capturing energy $$ savings in the rent
Date: Thursday, June 30, 2016 9:12:47 AM

Mike, I am writing to reschedule the meeting from last Tuesday 6/28/2016). I am going to tentatively set up a meeting, conference call only, for next Wednesday (7/6/2016). Although we were unable to hold Tuesday's meeting, GSA had an in-house discussion on the available contract options.

Contractually, the government has 2 options:

1. Contracting directly with PEPCO on utilities, which would convert the lease to a "net lease " in lieu of full service, as provided in the renewal amendment. FERC would like additional data on consumption, rebates, etc before committing to that COA. Ron Allard would be instrumental on consulting for that business case.

2. Renegotiate the operating clause in the lease to call for graduated reductions, as related to energy savings in consumption resulting from design upgrades. **The CO warns that the landlord is not contractually obligated to comply or entertain a renegotiated lease.** The GSA PM/Energy team can offer advice on these design/upgrade options to both the base building and TI work, as to whether the negotiation is worth pursuing a possible equitable adjustment. Again, Ron Allard and his team could provide possible lessons learned experience on how this could be accomplished.

Your comments are welcome.

On Tue, Jun 28, 2016 at 7:58 AM, Mike Wyatt - WPMABE <michael.wyatt@gsa.gov> wrote:

Hello Edwin,

Ron is out today, so the meeting will have to be rescheduled.

Michael Wyatt

On Mon, Jun 27, 2016 at 5:18 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:

Ron, understood. I believe that before you have the meeting on site we need to here from Mark (CO) on the likelihood of the possibility to modify the lease to capture the projected energy savings. Let's keep the meeting as a call in for tomorrow. If Mark believes that we can modify the lease then we can move forward and next meet on site with you or one of my staff to tour the building to assess the difficulties involved in installing data loggers to establish an energy baseline .

On Mon, Jun 27, 2016 at 4:53 PM, Ron Allard - WPMABE <ronald.allard@gsa.gov> wrote:

Edwin,

The meeting I was looking to set up was for one of my staff to tour the building to assess the difficulties involved in installing data loggers to establish an energy baseline.

Regards,

Ron Allard

Ronald Allard, LEED AP, CEM, CEA
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On Thu, Jun 16, 2016 at 3:23 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:

All - I just postponed this meetign until Tuesday, 6/28/2016 9-10 AM and sent an invitation.

On Thu, Jun 16, 2016 at 2:35 PM, Mark Stadsklev - WPRA <mark.stadsklev@gsa.gov> wrote:

I am available on that date (Tuesday the 28th)

Mark

On Jun 16, 2016 2:08 PM, "Joshua Hill" <Joshua.Hill@ferc.gov> wrote:

I think the 6/28 would be better

Josh D. Hill, RPA | Director, Logistics Management Division
Phone: 202.502.6159 | Mobile: 202.590.7812 | Email: Joshua.Hill@ferc.gov

From: Edwin Lopacki - WPIB [mailto:tony.lopacki@gsa.gov]

Sent: Thursday, June 16, 2016 1:29 PM
To: Ron Allard - WPMABE <ronald.allard@gsa.gov>; Joshua Hill <Joshua.Hill@ferc.gov>
Cc: Mark Stadsklev - WPRA <mark.stadsklev@gsa.gov>; Philip Mudd <Philip.Mudd@ferc.gov>; Danny Mapili - WPD-C <danny.mapili@gsa.gov>
Subject: Re: FERC - Capturing energy $$ savings in the rent

Thanks Ron. I believe that would be useful.

Josh do you concur and can you accomidate Ron's staff?

On Thu, Jun 16, 2016 at 11:24 AM, Ron Allard - WPMABE <ronald.allard@gsa.gov> wrote:

> I can have a member of my staff visit the building on **June 28th or July 6th** to assess the difficulty of installing data loggers to establish a baseline for the energy use of the existing lights for this building.
>
> Please let me know which date works best and who should be our POC.
>
> Thank you.
>
> Regards,
>
> *Ron Allard*
>
> Ronald Allard, LEED AP, CEM, CEA
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> NCR Regional Energy Branch Chief
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> ronald.allard@gsa.gov
>
> On Wed, Jun 15, 2016 at 5:23 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:
>
> > Mark, we had a short meeting today to discuss. The short version is we need you to meet with us, at your earliest convenience, in order to discuss the best way to capture the projected energy saving $$ in the rent. Once we are agreed in house we can set up a meeting with the Lessor. When are you available?
> >
> > --
> >
> > E Tony Lopacki
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> > Project Manager
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> > Office of Design & Construction

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Respectfully,

Michael Wyatt

U.S. General Services Administration
Energy Management Specialist

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